111.0	0002	0024.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	626,700 /	626,700
					USE VALUE:	626,700 /	626,700
					ASSESSED:	626,700 /	626,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		BERKELEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MADDEN JAMES
Owner 2:	
Owner 3:	
Street 1:	9 BERKELEY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,216 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 1178 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5216.000	223,200		403,500	626,700
Total Card	0.120	223,200		403,500	626,700
Total Parcel	0.120	223,200		403,500	626,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 532.12 | /Parcel: 532.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	70595
GIS Ref	
GIS Ref	
Insp Date	11/12/18

!8630!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 111.0-0002-0024.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	223,400	0	5,216.	403,500	626,900	626,900	Year End Roll	12/18/2019
2019	101	FV	205,100	0	5,216.	397,800	602,900	602,900	Year End Roll	1/3/2019
2018	101	FV	205,100	0	5,216.	305,500	510,600	510,600	Year End Roll	12/20/2017
2017	101	FV	205,100	0	5,216.	288,200	493,300	493,300	Year End Roll	1/3/2017
2016	101	FV	205,100	0	5,216.	265,200	470,300	470,300	Year End	1/4/2016
2015	101	FV	193,500	0	5,216.	247,900	441,400	441,400	Year End Roll	12/11/2014
2014	101	FV	193,500	0	5,216.	228,300	421,800	421,800	Year End Roll	12/16/2013
2013	101	FV	193,500	0	5,216.	228,300	421,800	421,800		12/13/2012

PRINT

Date	Time
12/10/20	23:10:55

LAST REV

Date	Time
10/21/19	14:36:29
danam	
8630	

USER DEFINED

Prior Id # 1:	70595
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12243-74		7/11/1972			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/31/2015	269	Re-Roof	6,800					Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
11/20/2008	Meas/Inspect	189	PATRIOT
2/3/2000	Meas/Inspect	197	PATRIOT
9/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5216		Sq. Ft.	Site		0	70.	1.11	6									403,538						403,500	

Total AC/HA:	0.11974	Total SF/SM:	5216	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	403,538	Spl Credit		Total:	403,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.97029907
Adj $ / SQ:	170.287
Other Features:	57000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	303281
Depreciation:	80066
Depreciated Total:	223215

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

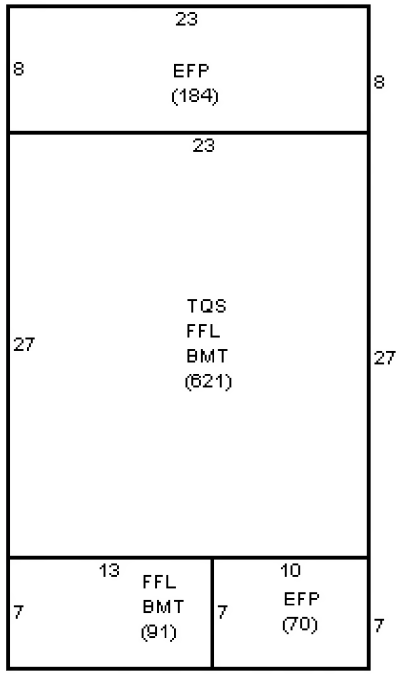
No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	170.29
Special Features:	0	Val/Su Net:	104.10
Final Total:	223200	Val/Su SzAd	189.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	712	51.090	36,373
FFL	First Floor	712	170.290	121,245
TQS	3/4 Story	466	170.290	79,311
EFP	Enclos Porch	254	36.820	9,351
	Net Sketched Area:	2,144	Total:	246,280
Size Ad	1177.75	Gross Are	2299	FinArea 1178

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

111.0-0002-0024.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	